

38-163

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WARRANTY DEED
004595

TRANSFER
TAX
PAID

ANNETTE T. GAGNE and GEORGE E. RODRIGUE, of Winslow, County of
Kennebec and State of Maine, ALINE A. POULIN, of Waterville,
County of Kennebec and State of Maine, JOSEPH L. RODRIGUE, of
Bangor, County of Penobscot and State of Maine and ALICE E.
HUBERT, of Shawmut, County of Somerset and State of Maine, for
consideration paid grants to (4) ARTHUR A. WOOD, JR. and CAROL A.
WOOD, of Waterville, County of Kennebec and State of Maine,
with WARRANTY COVENANTS, as joint tenants, the land in
Waterville; County of Kennebec and State of Maine, bounded and
described as follows, to wit:

Two certain lots or parcels of land together with the
buildings and improvements erected thereon situate,
lying and being in the City of Waterville, County of
Kennebec and State of Maine, bounded and described as
follows, to wit:

Being lots numbered eighteen (18) and nineteen (19) on
a Plan of Silvermount made by E.W. Crawford, C.E.
which Plan reference may be had for a particular
description dated May 30, 1934 and recorded in the
Kennebec County Registry of Deeds.

Excepting, however, a certain lot or parcel of land
previously conveyed by Emile Rodrigue to Leone R.
Murray under and by virtue of a certain warranty deed
dated December 11, 1973 and recorded as aforesaid in
Book 1696 at Page 136 and reference should be made to
said Deed for a description of the premises as
conveyed. Emile Rodrigue was also known as Emile G.
Rodrigue.

Subject, however: (1) To certain building
restrictions, if applicable and being Sections I
through VIII and included in said Warranty Deed from t
James E. Poulin et al recorded in said Registry of
Deeds in Book 773, Page 273; and (2) such state of
facts as an accurate survey may disclose.

Also, including the Right of First Refusal described
in Exhibit A, attached hereto.

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Being a portion of the same premises conveyed to Annette T. Gagne, George E. Rodrigue, Aline A. Poulin, Joseph L. Rodrigue and Alice E. Hubert by deed of Annette T. Gagne and George E. Rodrigue as Personal Representatives of the Estate of Leonie C. Rodrigue dated June 20, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6573, Page 339.

WITNESS our hands and seals this 8th day of February, 2002.

[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
ANNETTE T. GAGNE
[Signature]
GEORGE E. RODRIGUE
[Signature]
ALINE A. POULIN
[Signature]
JOSEPH L. RODRIGUE
[Signature]
ALICE E. HUBERT

THE STATE OF MAINE
Kennebec, ss.

February 8, 2002

Then personally appeared the above named George E. Rodrigue, Aline A. Poulin, Joseph L. Rodrigue and Alice E. Hubert and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]
Notary Public

02 rodrigue to wood
sworn to and subscribed before me this
4th day of FEB 2002
by ANNETTE T. GAGNE
Stanley D. Kammerude
signature of Notary Public
personally known [initials] or produced ID [initials]
type of ID produced MAINE DRIVER LIC.
3120044

NOTARY PUBLIC
STATE OF FLORIDA
Stanley D. Kammerude
Commission # CC 761915
Expires Sep. 8, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

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THE STATE OF MAINE
Penobscot, ss.

Feb 10, 2002

Then personally appeared the above named Joseph L. Rodrigue and
acknowledged the foregoing instrument to be his free act and
deed.

Before me, Melanie K. Lyons
Notary Public

MELANIE K. LYONS
NOTARY PUBLIC • STATE OF MAINE
MY COMMISSION EXPIRES MAY 11, 2007

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Exhibit A
Right of First Refusal

In the event the above named Grantors desire to convey the real estate abutting the above described property as described as Lots 36 and 37 in the Deed recorded in the Kennebec County Registry of Deeds in Book 6573, Page 339, the said Grantors shall first offer said property to the Grantees.

Exercise of Right of First Refusal. In the event that the Grantees elect to exercise the right of first refusal to purchase the Real Estate, the Grantees shall give notice in the manner prescribed herein to the Grantors of such acceptance within thirty (30) days of the date the notice is given.. Closing on the transfer shall take place at the time and on the terms as provided in the Grantors' notice unless the time for closing has expired prior to acceptance, in which case a reasonable time shall be allowed to the Grantees after such acceptance within which to close.

Failure to Exercise Right of First Refusal. If the Grantees fail to accept the offer contained within the Grantors' notice in the manner and within the time prescribed herein shall no longer have any right to purchase property. If the Grantees do not accept said offer, the Grantors may convey their interest free and clear of the Grantees' rights granted hereunder and the rights granted herein shall no longer encumber the title to the Grantors' interest in the Real Estate, provided said interest is conveyed in accordance with the terms and conditions contained in the Grantors' notice to the Grantees.

Affidavit to Clear Title. Any person acquiring title from Grantors having no knowledge to the contrary may rely on an affidavit from the Grantors under oath taken before a notary public and recorded in said registry of deeds setting forth evidence of the Grantors' compliance with the terms of this agreement and acquire the title free this option

Notices. All notices shall be given in one of the manners prescribed herein addressed as provided herein and shall be deemed to have been given as follows:

(A) Notice may be delivered in hand and, if so, delivery shall be deemed given when so delivered.

(B) Notice may be mailed U.S. mail, postage prepaid, certified and return receipt requested and, if so mailed, shall be deemed given on the same date as the return receipt indicates delivery and if the return receipt indicates the delivery was referred or was otherwise not delivered then the notice shall be deemed given on the date the notice was mailed.

(C) Notice may be delivered by any reputable overnight commercial carrier and, if so delivered, shall be deemed given on the date which the carrier's receipt indicates delivery was made.

RECEIVED KENNEBEC SS.

2002 FEB 11 AM 9:00

ATTEST:

Beverly Ruston-Holaway

ACTING REGISTER OF DEEDS